

FRIENDSVIEW RCF PHASE 1

Exhibit F: Traffic Impact Analysis Update Memo

December 16, 2020

Dave Hampton
Friendsview Manor Inc
1001 E Fulton St
Newberg, OR 97132

Re: Traffic Study for New RCF Building

Mr Hampton,

The purpose of this letter is to determine if the proposed residential care facility triggers the need for a traffic study as defined in the Newberg development code. The following code section addressed traffic studies:

15.220.030.B

14. Traffic Study. *A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]*

The proposed project is to build a four-story residential care facility with a total of 79 beds. The footprint of the new structure will result in the relocation of 29 existing healthcare beds into the new RCF and demolition of one duplex unit. In the 10th Edition of the ITE Trip Generation Manual, the healthcare beds fall within the Continuing Care Retirement Community classification, ITE Code 255 with an average trip rate per unit for the PM peak hour of 0.20 trips. The duplex, considered two single family units, falls in ITE Code 210 with an average trip rate per unit for the PM peak hour of 1 trip.

Land Use	ITE Code	Units	Trip Rate	PM Total
Existing Bed to be relocated	255	29	0.2	(5.8)
Duplex Demo	210	2	1	(2)
New RCF	255	79	0.2	15.8
		NET NEW TRIPS		8

Based on my assessment, the proposed 79-unit residential care facility project will result in an overall increase of 8 trips in the PM peak hour which is less than the 40 trip trigger for a traffic study. Therefore this project does not trigger the requirement for a traffic study.

Sincerely,



Daniel Danicic, P.E.
ddanicic@atepinc.com
Cell 503-476-7702



EXPIRES 12/31/21